

MEMORANDUM

March 22, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 3/27/73

TABLED: 3/15/73

Petition No. Z-2721
Kenneth W. & Eleanor T. Keohane
60 Guernsey Street, Roslindale

Petitioner seeks a forbidden use and two variances for a change of occupancy from a four family dwelling to a six family dwelling in a residential (R-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which exceeds the floor area ratio requirement and does not meet the open space requirement is forbidden in an R-.5 district.		
Section 15-1. Floor area ratio is excessive.	0.5	0.8
Section 17-1. Open space is insufficient.	1000 sf/du	660 sf/du

The property, located at the intersection of Guernsey and Tyndale Streets, contains a 2½ story frame structure. Petitioner proposes to create two basement units. The proposed units will not overcrowd the large structure. Adjacent properties will not be adversely affected. Recommend approval.

VOTED: That in connection with Petition No. Z-2721, brought by Kenneth V. & Eleanor T. Keohane, 60 Guernsey Street, Roslindale, for a forbidden use and two variances for a change of occupancy from a four family dwelling to a six family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The proposed units will not overcrowd the large structure. Adjacent properties will not be adversely affected.

Z-2721
60 GUERNSEY ST.
(W.R.)



Board of Appeal Referrals 3/22/73

Hearing Date: 4/3/73

TABLED: 3/15/73

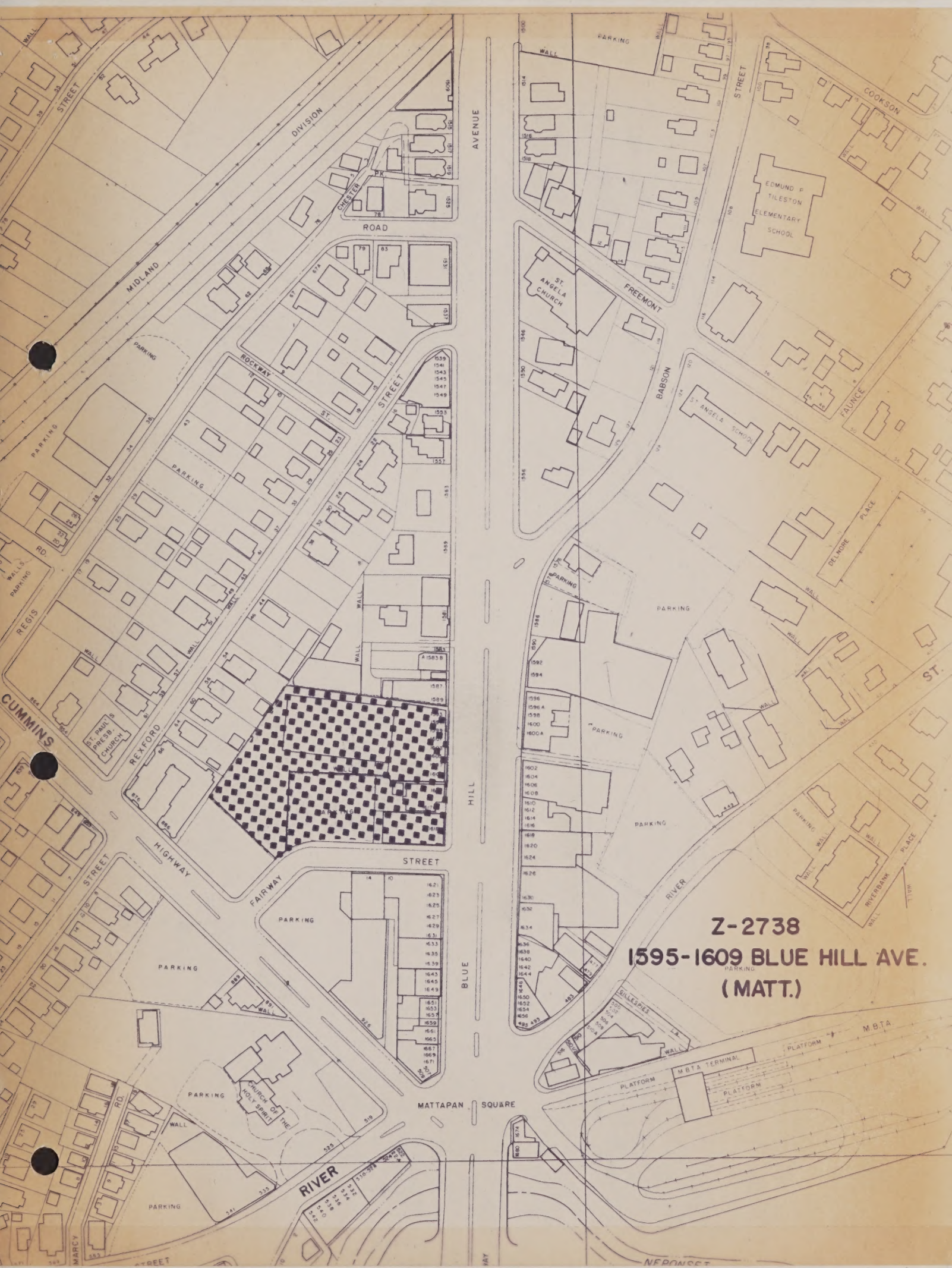
Petition No. Z-2738
Oriental Realty Trust
Lewis A. Sassoon, Trustee
1595-1609 Blue Hill Avenue
Mattapan

Petitioner seeks a conditional use for a change of occupancy from a theatre to a warehouse, wholesale and retail sale of electrical supplies and accessory offices in a general business (B-1) district. The proposal violates the code as follows:

Section 8-7. A wholesale business is conditional in a B-1 district.

The property, located on Blue Hill Avenue near the intersection of Fairway Street at Mattapan Square, contains a one-story masonry structure, the former "Oriental" theatre. Petitioner has stated in a letter to the Board of Appeal that several conditions have been agreed upon with the community. These concern landscaping of lots owned by the petitioner on Rexford Street, removal of a trailer, renting of their present building on Blue Hill Avenue to a business amenable to the community, parking lot egress, rubbish disposal, shipping and receiving. Staff recommends that these conditions be incorporated as provisos and that all plans be submitted for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2738, brought by Oriental Realty Trust, 1595-1609 Blue Hill Avenue, Mattapan, for a conditional use for a change of occupancy from a theatre to a warehouse, wholesale and retail sale of electrical supplies and accessory offices in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided that items one through eight as stated in the petitioner's letter of 2/13/73 to the Board of Appeal be incorporated as provisos and that all plans be submitted to the Authority for design review.



Z-2738

1595-1609 BLUE HILL AVE.

(MATT.)

